

050.A

Map

0005

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card /

900,000 /

900,000

APPRaised:

900,000 /

900,000

USE VALUE:

900,000 /

900,000

ASSESSed:

900,000 /

900,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7 -9-11		COURT ST PL, ARLINGTON

Unit #: 7

Owner 1:	LEONARD SHAREN C & ANDREW			
Owner 2:				
Owner 3:				
Street 1:	7 COURT ST PL			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476	Type:		

OWNERSHIP

Owner 1:	BRIARWOOD CAPITAL LLC -		
Owner 2:	-		
Street 1:	15 BRIARWOOD LANE		
Twn/City:	BURLINGTON		
St/Prov:	MA	Cntry	
Postal:	01803		

PREVIOUS OWNER

Owner 1:	BRIARWOOD CAPITAL LLC -		
Owner 2:	-		
Street 1:	15 BRIARWOOD LANE		
Twn/City:	BURLINGTON		
St/Prov:	MA	Cntry	
Postal:	01803		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Brick Exterior and 2077 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8353			Road Co	-5												

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	900,000			900,000
Total Card	0.000	900,000			900,000
Total Parcel	0.000	900,000			900,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	433.32	/Parcel:	433.32

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	900,000	0	.		900,000		Year end	12/23/2021
2021	102	FV	874,200	0	.		874,200		Year End Roll	12/10/2020
2020	102	FV	861,200	0	.		861,200	861,200	Year End Roll	12/18/2019
2019	102	FV	785,200	0	.		785,200	785,200	Year End Roll	1/3/2019

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIARWOOD CAPIT	69744-337		8/8/2017		835,000	No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIARWOOD CAPIT	69744-337		8/8/2017		835,000	No	No		

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIARWOOD CAPIT	69744-337		8/8/2017		835,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/28/2018	336	Heat App	13,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	Measured	DGM	D Mann
3/27/2018	NEW CONDO	DGM	D Mann

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

